

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – Hyderabad Metropolitan Development Authority – Change of land use from Residential use zone to Commercial use zone in Plot Nos.114, 115, 116, 117 & 118(P) of Sy.No.191, J.J. Nagar Housing Co-operative Society Limited, Alwal (V), Malkajgiri (M), Ranga Reddy district to an extent of 1350 Sq.Yds – Draft variation – Notification – Confirmation – Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (I1) DEPARTMENT

G.O.Ms.No. 341,

Dated:17.07.2013.

Read the following:

1. Representation from the applicant, dated.14.09.2010 & 04.07.2011.
2. Government Letter No.18247/I1/2010, MA&UD Department, dated 20.09.2010, 14.12.2011 & 28.04.2012.
3. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.12411/PD1/Plg/HMDA/2010, dated 24.06.2011, 05.12.2011, 31.03.2012 & 18.05.2012.
4. Government Memo.No.18247/I1/2010, MA&UD Department, dated 18.08.2011.
5. From the Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad, letter No.B/1551/TPS/HO/GHMC/2012/2013/1253, Dt.30.03.2013.
6. Government Letter No.18247/I1/2010, MA&UD Department, dated 02.05.2013.
7. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.12411/PD1/Plg/HMDA/2010, dated 29.06.2013.

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ORDER:

The draft variation to the land use envisaged in the notified Kukatpally Segment Master Plan area issued in Government Memo 4th read above, was published in the extraordinary issue of Andhra Pradesh Gazette No.470, Part-I, dated 25.08.2011. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.1,12,873/- (Rupees one lakh twelve thousand eight hundred and seventy three only) towards development charges. Hence, the draft variation is confirmed.

2. The appended notification shall be published in the Extra-ordinary issue of Andhra Pradesh Gazette, dated **25.07.2013.**

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

S.K.JOSHI
PRINCIPAL SECRETARY TO GOVERNMENT

To

The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad

Copy to:

The individual through the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

The Special Officer and Competent Authority, Urban Land Ceiling, Hyderabad.

The District Collector, Ranga Reddy District.

Sf /Sc.

//FORWARDED::BY ORDER//

SECTION OFFICER

APPENDIX
NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Kukatpally Segment Master Plan area, the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No.470, Part-I, dated 25.08.2011 as required by sub-section (3) of the said section.

VARIATION

The site in Plot Nos.114, 115, 116, 117 & 118(P) of Sy.No.191, J.J. Nagar Housing Co-operative Society Limited, Alwal (V), Malkajgiri (M), Ranga Reddy district to an extent of 1350 Sq.Yds, which is presently earmarked for Residential Use Zone in the notified Kukatpally Segment Master Plan area is designated as Commercial Use Zone, subject to the following conditions:

1. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
2. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
7. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
8. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
9. that the change of land use shall not be used as the proof of any title of the land.
10. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
11. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
12. that the applicant should handover the area affected under 60' Master Plan road to the Greater Hyderabad Municipal Corporation at free of cost before approaching for building permission from the Corporation.
13. that the applicant shall widen the existing 25' road to 40' wide B.T. road as eastern side of the site under reference and another existing 20' road to be widened as 40' wide B.T. road on the western side and the affected area should be handover to Greater Hyderabad Municipal Corporation at free of cost before approaching for building permission from the Greater Hyderabad Municipal Corporation.
14. that the applicant shall handover the area affected under two 40 feet wide roads (affected portion 7'-6" depth and the area affected under 60 feet Master Plan road to the GHMC at free of cost.
15. that the applicant should also demolish the existing structure in the site under reference at own cost before obtaining the commercial building permission from the Greater Hyderabad Municipal Corporation.
16. that the applicant should obtain the NOC from the J.J. Nagar Housing Co-operative Society Limited, Reg No. T.B. 594/1961 before approaching the commercial building permission from the Greater Hyderabad Municipal Corporation.

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17. that in case of any disputes litigations arise at time in future regarding the ownership of the land the applicant shall be responsible for the settlement of the same and Hyderabad Metropolitan Development Authority or its employees shall not be a part to any such disputes / litigations.
18. If any case is pending in court of law regarding the land dispute / litigations the change of land use from residential to commercial shall deemed to withdrawn and cancelled.
19. that the change of land use orders shall not be used as proof of any title of the land.
20. any other conditions as may be imposed by the competent authority i.e., Hyderabad Metropolitan Development Authority.

SCHEDULE OF BOUNDARIES

- NORTH** : Existing 40' B.T. road which is to be widened 60' wide road as per Master Plan.
- SOUTH** : Plot Nos. 118(P) and 113 of J.J. Nagar Housing Co-operative Society Limited of Alwal (V).
- EAST** : Existing 25' wide road which is to be widened 40' B.T. Road by affecting 7'-6" depth on either sides of existing road.
- WEST** : Existing 25' wide road which is to be widened 40' B.T. Road by affecting 7'-6" depth on either sides of existing road.

S.K.JOSHI
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER